

**TALLMADGE CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
REGULAR MEETING
February 7, 2023**

7:00pm Marv Bennink called the meeting to order.

MEMBERS PRESENT: Marv Bennink - Chairman, Shirley Bruin, Tip Bronkema, Timothy Smith.
Absent: Mary Gavin

Also Present: Greg Ransford, Planner

APPROVAL OF THE AGENDA: Bruin motioned to approve the agenda. Bronkema supported and it carried unanimously.

APPROVAL OF THE MINUTES FROM July 5, 2022 REGULAR MEETING: Smith motioned to approve the March minutes. Bruin supported and it carried unanimously.

NON-AGENDA ITEM INQUIRIES – None.

NEW BUSINESS

- Public Hearing

- o Diana Buist – 3585 River Hill Drive – 70-10-20-400-074

- o Seeking relief from:

- Section 14.04(c) – Residential PUD Development Standards, Mixed Uses

Diana Buist presented her case and that the existing vegetation is adequate to meet the needs of protecting the neighbors. Discussion was held regarding the areas needing relief. Ransford noted that the north property line complies, the east requires variance, and the south could be determined by the ZBA as not subject to the requirement.

Smith provided a motion to open the public hearing, supported by Bronkema and carried unanimously.

The owner of the transmission shop supports more business in that area to get more traffic for business so they are supportive of the request.

Bruin provided a motion to close the hearing, supported by Bonkema and carried unanimously.

Chairperson Bennink outlined the standards of review.

Smith noted that the history of the property, the drainage that is on site, he doesn't see the need to remove the parking lot and supports the request. Smith provided a motion to

support the variance based on the above and it meets the five criteria provided by Section 21.07(d), seconded by Bruin and supported unanimously.

- Section 15.04 – Required Parking Spaces and Aisles

Chairperson Bennink outlined the next request regarding parking aisleway dimensions. He noted that he believes the existing conditions support the request for the aisleway areas. General discussion was held.

The applicant noted that the space at the gravel aisleway beginning is 22 feet on an angle.

General discussion was held among membership.

Smith provided a motion to open the public hearing, supported by Bronkema and carried unanimously.

No comments were provided.

Bronkema provided a motion to close the hearing supported by Smith and carried unanimously.

Smith noted that there is enough room for vehicles to pass each other, and the Fire Department is satisfied with the plans, and he believes it meets the five criteria provided by Section 21.07(d), he provided a motion to approve the variance, which was seconded by Bronkema and carried unanimously.

- Section 15.05(e) – Parking Lot Layout and Construction, Surfacing

Chairperson Bennink outlined the next request regarding the parking surface.

Smith provided a motion to open the public hearing, supported by Bennink and carried unanimously.

No comments were provided.

Motion to close the hearing provided by Bruin and supported by Bennink and carried unanimously.

General discussion was held regarding the request.

Smith inquired about the gravel that exists on site that is intended to be used for the parking and whether it is road gravel grade.

The applicant cannot confirm that for sure. They are seeking to use low-impact gravel to reduce disturbance.

Smith wants to make sure that the parking supports a fire apparatus. The applicant indicated it would support it.

Bennink noted that the parking as gravel helps with the drainage on site and supports less impervious surfaces.

Bennink noted that the review standards of Section 21.07(d) shall be considered.

Smith noted that based on the information received from the planner that the gravel makes sense on site and that the request meets the standards for relief and he provided a motion of support, seconded by Bronkema and carried unanimously.

- Election of Officers for 2023

Chairperson – Bruin provided a nomination for Bennink as Chairperson. Smith provided a second on the nomination. Seeing no other nominations, they were closed. Bennink was elected as Chairperson.

Vice-Chairperson – Bennink provided a nomination for Smith as Vice-Chairperson. Bruin provided a second on the nomination. Seeing no other nominations, they were closed. Smith was elected as Vice-Chairperson.

Secretary – Bennink provided a nomination for Bruin as Secretary. Smith provided a second on the nomination. Seeing no other nominations, they were closed. Bruin was elected as Secretary.

- 2023 Meeting Schedule

Bruin provided a motion to adopt the 2023 Meeting Schedule as presented, seconded by Bennink and carried unanimously.

OLD BUSINESSS

- None

ZONING BOARD OF APPEALS MEMBER COMMENT

No comment.

ADJORNMENT

Smith provided a motion to adjourn, supported by Bronkema at 7:47pm.